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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I₁)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN JUBILEE HILLS CORRELATED TO OLD PART OF SHAIKPET VILLAGE AND MANDAL.

[Memo. No.19323/I, /2008, Municipal Administration and Urban Development (I₁), 1st June, 2009.]

The following draft variation to the land use envisaged in the notified Zonal Development Plan for Zone-V of Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions, which may be received from any person with, respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500022.

DRAFT VARIATION

The site in T.S.No. 1, Block-F, Ward No. 9 in Road No. 78, Jubilee Hills correlated to Old Sy.No. 403 (Part) of Shaikpet Village & Mandal, Hyderabad District to an extent of 23228 Sq.Yds., or 19420.93 Sq. Mts. in 3 pockets i.e. Pocket A – 11403.57 Sq. Mts., Pocket B – 3347.74 Sq. Mts., Pocket C – 4669.62 Sq.Mts., which are given in the

schedule below is presently earmarked for recreational use zone in the notified Zonal Development Plan for zone-V of Municipal area is now proposed to be designated as commercial use zone, subject to conditions to consider under category – C only as per G.O.Ms.No. 766, MA & UD Deptt., dated: 18-10-2007 along with the following general conditions;

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority / GHMC before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. the change of land use is considered subject to conditions that the clearance from Revenue Department is obtained and submitted before issue of confirmation orders.

SCHEDULE OF BOUNDARIES (POCKET-A)

NORTH : Existing Houses of Jubilee Hills Society and 50'-0" wide approach road.

SOUTH : Vacant Land and part of 60'-0" wide internal road.

EAST : 50'-0" wide internal road.

WEST : Open Land.

SCHEDULE OF BOUNDARIES (POCKET-B)

NORTH : 60'-0" wide internal road.

SOUTH : Vacant Land.

EAST : 50'-0" wide internal road.

WEST : Vacant Land.

SCHEDULE OF BOUNDARIES (POCKET-C)

NORTH : Existing Houses of Jubilee Hills Society and 50'-0" wide approach road.

SOUTH : Vacant Land.

EAST : Existing Houses of Jubilee Hills Society.

WEST : 50'-0" side internal road.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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